

ORDINANCE NO. 16-_____

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting a vacation of a portion of utility and drainage easements; that the applicants have represented to the City of Huntsville that **Angel R. Almodovar and Cynthia L. Almodovar**, are the owners of the property across which said easements lie; that said easements, or portions being vacated, are not presently used and are no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation**, hereinafter referred to as “Grantor”, in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to it by **ANGEL R. ALMODOVAR and CYNTHIA L. ALMODOVAR**, hereinafter referred to as “Grantee”, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the said Grantees, all of the Grantor’s right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

UTILITY AND DRAINAGE EASEMENT TO BE VACATED

ALL THAT PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA, AND BEING A PORTION OF A 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG THE COMMON LOT LINE BETWEEN LOTS 38 AND 39 OF HAWKS RIDGE FIFTH ADDITION AS RECORDED IN DOCUMENT NO. 20090205000072850 IN THE OFFICE OF THE JUDGE OF PROBATE, MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 39 AND HAVING ALABAMA STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1549092.99, EAST: 444509.32; THENCE SOUTH 82 DEGREES 32 MINUTES 40 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 8 DEGREES 14 MINUTES 56 SECONDS EAST, 5.00 FEET TO A POINT; THENCE SOUTH 82 DEGREES 32 MINUTES 40 SECONDS WEST, 114.98 FEET TO A POINT; THENCE NORTH 8 DEGREES 10 MINUTES 22 SECONDS WEST, 10.00 FEET TO A POINT; THENCE NORTH 82 DEGREES 32 MINUTES 40 SECONDS EAST, 114.97 FEET TO A POINT; THENCE SOUTH 8 DEGREES 14 MINUTES 56 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1150 SQUARE FEET) MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

This instrument was prepared by:
MATTHEW R. HARRISON
HARRISON, GAMMONS & RAWLINSON, P.C.
2430 L&N Drive
Huntsville, AL 35801
256-533-7711

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama, Section 40-22-1

Grantor's Name:	_____	Grantee's Name:	_____
Mailing Address:	_____	Mailing Address:	_____
	_____		_____
Property Address:	_____	Date of Sale:	_____
	_____	Total Purchase Price:	_____
	_____	or	
		Actual Value:	_____
		or	
		Assessor's Market Value:	_____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale	_____ Appraisal
_____ Sales Contract	<u> x </u> Other
_____ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date:	_____	Print	_____
Unattested	_____	Sign	_____
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Ordinance No. 16-_____ (Cont.)
Almodovar

ADOPTED this the 22nd day of September, 2016.

President of the City Council
of the City of Huntsville, Alabama

APPROVED this the 22nd day of September, 2016.

Mayor of the City of
Huntsville, Alabama